

Arizona -Specific
Prescribed Curriculum Outline
Arizona Real Estate Broker's License
Minimum 27 hours

This is an outline of the prescribed Arizona-specific curriculum. Students who have received a pre-license course waiver from the Arizona Department of Real Estate (ADRE) based on prior education and/or experience in another state must complete this course, focusing on information specific to Arizona, comprising a *minimum* of 27 hours of classroom instruction.

Attendance and completion of an approved pre-licensure course of study is one prerequisite to a candidate filing an application for real estate broker's license. As a part of the pre-license course, the school is required to show, and students are required to watch, an ADRE produced 'Orientation' video/DVD prior to or during the student's first class.

Student attendance at all sessions of a course is required. Attendance includes that the student pay attention to the instructor, participate in class discussions and activities, and complete all assigned exercises and homework. Following completion of the course, a student must successfully pass the school's final examination on the full 90-hour curriculum for the type of license sought before the school can certify the student's course completion.

Broker candidates must also meet an experience requirement before they may take the state license examination. Please refer to A.R.S. § 32-2124 (A)(1), (2) or (3), as applicable. Specific information and forms are included in the
Candidate Information Bulletin (experioronline.com).

ARIZONA DEPARTMENT OF REAL ESTATE
2910 North 44th Street, Suite 100, Phoenix, AZ 85018
www.re.state.az.us

- I. SOURCES OF REAL ESTATE LAW**
 - A. State Constitution - Article 26
 - B. State Statutes
 - C. Arizona Administrative Code (Commissioner's Rules)
- II. AGENCY RELATIONSHIPS AND MANAGERIAL DUTIES**
 - A. Definition
 - B. Types
 - C. Requirements for an Employment Agreement
 - D. Office Policies
- III. CONTRACTS AND CONTRACT LAW**
 - A. Real Estate Contract Requirements in Arizona
 - B. Purchase Contract Concerns
- IV. PROPERTY INTERESTS, ESTATES AND TENANCIES**
 - A. Property
 - B. Joint Tenancy with Right of Survivorship
 - C. Community Property with Right of Survivorship
- V. GOVERNMENT RIGHTS IN REAL PROPERTY**
 - A. Real Property Taxation
- VI. WATER LAW**
 - A. Types of Water Sources
 - B. Water Users
 - C. Doctrine of water law applicable to Arizona
 - D. Arizona Groundwater Act of 1980
 - E. Wetlands in Arizona
- VII. ENVIRONMENTAL LAW / DISCLOSURES**
 - A. Regulators
 - B. State Environmental Laws And Regulations
- VIII. LAND DESCRIPTIONS**
 - A. Rectangular Survey
 - B. Filed with Arizona Department of Real Estate when creating a lawful Subdivision
 - C. Assessor's Maps
- IX. LAND DEVELOPMENT AND CONSTRUCTION**
 - A. Growth Patterns - Types
 - B. Builders' Warranties
- X. ENCUMBRANCES**
 - A. Monetary (lien)

XI. FAIR HOUSING

- A. Fair Housing Laws
- B. Potential Conflicts

XII. ARIZONA RESIDENTIAL LANDLORD AND TENANT ACT

- A. Purpose
- B. Exceptions
- C. Terms and Conditions of Rental Agreement
- D. Landlord Responsibilities & Remedies
- E. Tenant Responsibilities & Remedies
- F. Prohibited Acts of Landlord
- G. End of Rental Relationship
- H. State Considerations

XIII. COMMERCIAL LEASES

- A. Commercial Leases
- B. Pass-through
- C. Reappraisal/reevaluation
- D. Roof-top leasing

XIV. PROPERTY MANAGEMENT

- A. Licensing Requirements / Exemptions
- B. Owner -Broker Management Agreement
- C. Trust Account -Property Management Specifics
- D. Agency Law and the Property Manager
- E. Owner/Tenant Associations
- F. Arizona Slumlord Abatement Act (A.R.S. 33-1901 et seq.)
- G. Owner Liability

XV. APPRAISAL LICENSING AND CERTIFICATION

- A. Requirements
- B. Broker Price Opinion (Exemption for Real Estate Licensees (A.R.S. § 32-3602 (A)))

XVI. FORECLOSURE

- A. Processes of Foreclosure - Mortgage
- B. Processes of Foreclosure - Deed of Trust
- C. Deed in Lieu of Foreclosure
- D. Proceeds and Lien Priorities Upon Foreclosure
- E. Post-Foreclosure Remedies
- F. Forfeiture of Agreement for Sale (aka Land Contract, Contract for Deed, Installment Contract, Land Sales Contract)

XVIII. Real Estate Management

- A. Government Requirements
- B. Risk Management
- C. Management, Training and Supervision of Licensees

XVII. MATH

- A. Proration Calculations
- B. Property Tax Calculations
- C. Net Proceeds Calculations
- D. Loan Interest Calculations